

Amendment to Bill No. 2 – 2005

By: Christopher J. Merton

Legislative Day No. 4

Date: March 7, 2005

Amendment No. 50

(This amendment removes from the bill provisions which permit age-restricted adult housing to locate in B-1 and B-2 zoning districts as a conditional use.)

1 Remove pages 20 and 21 of the proposed Comprehensive Zoning Amendments
2 attached to Council Bill 2 - 2005.

3

4 Substitute the attached pages for page 48 of the proposed Comprehensive Zoning
5 Amendments attached to Council Bill 2 – 2005 and renumber the remainder of the
6 section accordingly.

7

8 FILENAME A50CB2-2005.doc

1 **D. SITE DESIGN**

2
3 THE LANDSCAPE CHARACTER OF THE SITE MUST BLEND
4 WITH ADJACENT RESIDENTIAL PROPERTIES. TO ACHIEVE
5 THIS:

6
7 (1) GRADING AND LANDSCAPING SHALL RETAIN AND
8 ENHANCE ELEMENTS THAT ALLOW THE SITE TO
9 BLEND WITH THE EXISTING NEIGHBORHOOD.

10
11 (2) THE PROJECT SHALL BE COMPATIBLE WITH
12 RESIDENTIAL DEVELOPMENT IN THE VICINITY BY
13 PROVIDING EITHER:

14
15 (A) AN ARCHITECTURAL TRANSITION, WITH
16 BUILDINGS NEAR THE PERIMETER THAT ARE
17 SIMILAR IN SCALE, MATERIALS AND
18 ARCHITECTURAL DETAILS TO NEIGHBORING
19 DWELLINGS AS DEMONSTRATED BY
20 ARCHITECTURAL ELEVATIONS OR
21 RENDERINGS SUBMITTED WITH THE PETITION;
22 OR

23 (B) ADDITIONAL BUFFERING ALONG THE
24 PERIMETER OF THE SITE, THROUGH RETENTION
25 OF EXISTING FOREST OR LANDSCAPING,
26 ENHANCED LANDSCAPING, BERMS OR
27 INCREASED SETBACKS.

28
29 (3) FOR PROJECTS WITH LESS THAN 50 DWELLING
30 UNITS IN THE RC, RR, R-ED, R-20 AND R-12
31 DISTRICTS, SETBACKS FROM EXISTING PUBLIC
32 STREETS SHALL BE THE SAME AS THE SETBACK
33 REQUIRED FOR RESIDENTIAL USES ON ADJACENT
34 PROPERTIES.

35
36 **E.** [[d. The development shall comply with the following bulk
37 requirements:]]

38 **BULK REQUIREMENTS**

39
40 (1) Maximum Height:

41